

**WILLIAMSBURG PLANNING COMMISSION  
MINUTES  
Wednesday, October 19, 2005**

The regular monthly meeting of the Williamsburg Planning Commission was held on Wednesday, October 19, 2005, at 3:30 p.m. in the Council Chambers at the Stryker Building, 412 North Boundary Street.

**CALL TO ORDER and ATTENDANCE**

Chairman Young called the meeting to order. Present in addition to Mr. Young were Commissioners Pons, Hertzler, McBeth, Friend, and Rose. Absent was Commissioner Smith. Staff members present were Planning Director Nester, Assistant City Attorney Workman, Zoning Administrator Murphy and Secretary Scott.

**MINUTES**

Mr. Pons made a change to the October 6 work session minutes and then moved that the minutes of the September 14 meeting and the October 6 work session be approved. Mr. Hertzler seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Pons, Young, Rose, McBeth, Friend, Hertzler
Nay:	None
Absent:	Smith

**CONSENT AGENDA**

There were no items on the consent agenda this month.

**PUBLIC HEARINGS**

**PCR #05-025:** Request of Temple Beth El for a special use permit to construct a one- and two-story addition to the existing Temple at 600 Jamestown Road. The property is zoned RS-2 Single Family Dwelling District. The addition will have a social meeting area, bathrooms, storage, offices and a relocated kitchen on the first floor, and three classrooms on the second floor. This special use permit request would replace the special use permit granted to allow the conversion of 106 Indian Springs Road from a single family dwelling to classroom use (PCR #05-013). The Commission recommended cancellation of the special use permit for 106 Indian Springs Road and approval of a special use permit for 600 Jamestown Road by a vote of 6-0.

Mr. Nester reviewed the memorandum dated October 13, 2005 and noted that the addition does not require additional off-street parking, because the parking requirement is based on the seating of the main place of assembly, which is not being enlarged. The Architectural Review Board approved the architectural plans for the proposed addition in September and the Site Plan Review Committee found the proposed site design acceptable with the addition of additional landscaping along the front of the building. He added that the addition should not adversely affect the adjacent Indian Springs neighborhood, and with the withdrawal of the special use permit for 106 Indian Springs, encroachment into the neighborhood will be reduced.

Chairman Young opened the public hearing.

Vernon Geddy, 1177 Jamestown Road, representing Tempe Beth El, said that if Temple members knew then what they know now they would have come before the Commission with this proposal last year. He noted the letter submitted to the Commission by Jay E. Epstein, Project Manager, in which reasons are stated for the cancellation of the renovation of the residential building for a social meeting area and classrooms. The house at 106 has been renovated on the inside and the exterior has been generally spruced up.

There being no additional comment the public hearing was closed.

Mr. Pons stated that although it would have been preferable to have seen this proposal the first time, it will be a nice addition and good use of the property.

Mr. Pons moved that the Commission recommend to City Council that the previously approved special use permit for 106 Indian Springs Road (PCR #04-013) be cancelled, and that a special use permit be approved to allow the construction of the approximately 1950 square foot one and two story addition on the west side of the Temple building at 600 Jamestown Road. Mrs. McBeth seconded the motion which carried by roll call vote of 6-0.

Recorded vote on the motion:

Aye:	Pons, Young, Rose, McBeth, Friend, Hertzler
Nay:	None
Absent:	Smith

## **OPEN FORUM**

Chairman Young opened the Open Forum portion of the meeting encouraging comments from the audience on any topic.

There being no comment the Open Forum portion of the meeting was closed.

## **SITE PLANS AND SUBDIVISIONS - None**

**OLD BUSINESS - None**

**NEW BUSINESS - None**

**OTHER**

Public Hearings for November 16, 2005

Considering the large number of cases on the agenda for public hearing at the November meeting, Mr. Young asked if it would be feasible to have a work session to consider some of the questions in advance of public hearings. Commission members agreed there is a lot of information to be considered regarding the upcoming issues. After discussion, the Commission decided to schedule a work session for the first part of November at the Comprehensive Plan work session tomorrow.

**INFORMATION ITEMS**

Report from City Council  
Planning Department Monthly Report  
Monthly Financial Statement

There being no further business the meeting adjourned at 3:55 p.m.

**PUBLIC HEARINGS SCHEDULED FOR NOVEMBER 16, 2005**

PCR #05-026: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by revising Article IX, Architectural Review, to add three sub-areas to the Architectural Preservation District Map [Sec. 21-851]; to add the procedure for the adoption of the Design Review Guidelines [Sec. 21-853(h)]; and to delete the requirement that Planned Unit Developments approved prior to October 10, 1991, be required to have building designs approved by the Architectural Review Board.

PCR #05-027: Revision of Chapter 21, Zoning, of the Williamsburg City Code, by amending the Official Zoning Map, Architectural Review Districts, to revise the boundaries of the Architectural Preservation District (AP) and the Corridor Protection District (CP), and to establish three zones relating to design review guidelines in the AP District (AP-1, AP-2 and AP-3).

- ARB #05-073: Revision of the Design Review Guidelines, which are used by the Architectural Review Board in reviewing requests for the erection, reconstruction, alteration, restoration, razing, demolition or moving of buildings, structures, signs and/or exterior architectural features in the Architectural Preservation (AP) and Corridor Protection (CP) Districts.
- PCR #05-028: Request of Spring Arbor of Williamsburg L.P. to amend the special use permit for Spring Arbor of Williamsburg, an assisted living facility, 935 Capitol Landing Road. The property is zoned LB-4 Limited Business Corridor District. It is proposed to add 12 beds, bringing the total to 92 beds, which add two additional beds and allow occupancy of 10 units by married couples.
- PCR #05-029: Request of Chesapeake Bank to rezone 1205, 1207 and 1209 Lafayette Street from RS-2 Single-Family Dwelling District to B-3 General Business District. This property is designated by the Comprehensive Plan as General Commercial land use.
- PCR #05-030: Request of American Health Evaluation Centers LLC to amend Chapter 21, Zoning, of the Williamsburg City Code, LB-1 District, Section 21-252(1)g. to change the required front yard along North Henry Street from 35 feet to 25 feet, as recommended by the Comprehensive Plan.
- PCR #05-031: Request of American Health Evaluation Centers LLC for a special use permit to locate a 23,750 square foot Health Evaluation Center at 332 North Henry Street. The property is zoned LB-1 Limited Business Downtown District. The Center is proposed to be a multi-specialty medical facility designed to provide a comprehensive analysis of one's current health.

Jesse Young, Chairman  
Williamsburg Planning Commission